

**For Sale**  
**Development Opportunity**

1848-1852 Springfield Ave.  
Maplewood, New Jersey  
Block #28.05, Lot #167  
±7,500 Sq. Ft. Lot

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**Zoning: Pedestrian Retail Business (PRB) w/ 50 Ft. Max Building Height**  
Mixed Use Development Site- Retail First Floor, Residential & Office Floors 2-5



**Offering Summary:**

75 x 100 Ft. Lot Direct on Springfield Ave.  
Zoning Allows for Most Retail Businesses, Financial Institutions,  
Eat-in and/or Takeout Restaurants, (No Fast-Food Restaurants),  
Residential, Offices, and Businesses Primarily Instructional.  
Current Use Parking Lot Rented Month To Month.

Current Taxes: ±\$7,436.25

**\$799,000.00**